

Property Location

5 FAIRVIEW ST

Map ID

25/ 23/ 2/ /

Bldg Name

State Use

101

Vision ID

1589

Account #

1624

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:28:02

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
KASUNICK MARY C		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	84800	84,800												
						RES LAND	101	81600	81,600												
						RESIDNTL.	101	600	600												
5 FAIRVIEW ST		DRAINAGE		VIEW	COMMUNITY																
EAST LONGMEADOW MA 01028		SUPPLEMENTAL DATA																			
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
GIS ID F_380014_2853216						Total		167,000	167,000												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
KASUNICK MARY C LEAHY,WILLIAM G TORCIA,MICHAEL TRINCERI,ROBERT F STEELE RUTH E,		16606	0126	04-05-2007	U	I	172,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		11051	0357	12-28-1999	U	I	72,500		2020	101	80,600	2019	101	78,900	2018	101	73,100				
		11011	0088	11-23-1999	U	I	92,000			101	81,600		101	79,100		101	79,100				
		10928	0251	09-15-1999	U	I	88,000			101	600		101	600		101	600				
		02405	0561	08-01-1955	U	I	0		Total		162800	Total		158600	Total		152800				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
SUB DIV #852																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY												
									Date	Type	Is	Id	Cd	Purpose/Result							
									10-31-2014			317	2	MEASURED							
									03-25-2004			250	22	MAILER SENT							
									11-06-2003			274	2	MEASURED							
									07-25-1980			500	3	MEAS+INSPCTD							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RC				12,528 SF	6.85	1.000	5	LAND	0.95	MA	1.00	BCOR		0		1.000	6.51	81,600
Total Card Land Units							0.288	AC	Parcel Total Land Area:				0.2876	Total Land Value							81,600

Property Location 5 FAIRVIEW ST
 Vision ID 1589 Account # 1624

Map ID 25/ 23/ 2/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-03-2020 12:28:03

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 Stories	Units	1	
Foundation	2		MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	86.78	
Interior Floor 1	3	HARDWOOD	RCN	148,691	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1910	
Heat Type	3	FORCED H/W	Effective Year Built	1975	
AC Type	03	FULL	Depreciation Code	AV	
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	84,800	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	627		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	0		Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	140	7.48	1960	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	895		22.08	19,759
EFP	ENCL PORCH	0	148		32.82	4,857
FFL	1ST FLOOR	853	853		110.39	94,160
HST	HALF STORY	157	313		55.37	17,331
UHS	UNFIN HALF STORY	0	313		33.15	10,376
WDK	WOOD DECK	0	140		15.77	2,208
Ttl Gross Liv / Lease Area		1,010	2,662	1,347		148,691

